

Attachment A Discussion

Government Code Section 65400 (a)(2) requires cities and counties to provide an annual report to the legislative body regarding the status of the General Plan and progress in its implementation; progress in meeting the County's share of regional housing needs and implementation of the housing element; and the degree to which the General Plan is consistent with the General Plan Guidelines adopted by the Governor's Office of Planning and Research (OPR). Further the State Department of Housing and Community Development (HCD) has very specific requirements related to content and format of the required Housing Element Annual Progress Report. The primary purpose is for the County to track important implementation activities related to the 2010 General Plan and the current Housing Element such as progress in meeting the Regional Housing Needs Allocation (RHNA) and the preparation and adoption of ordinances, plans and programs contained in the two documents.

On October 26, 2010, the Monterey County General Plan (GP) for the non-coastal unincorporated area of the county was adopted. The 2010 General Plan policies require the adoption of various new ordinances and new plans, programs and tracking systems to implement the goals and policies contained in the General Plan. On January 25, 2011, the Board of Supervisors adopted a Work Program that was designed to accomplish the tasks associated with the General Plan implementation. This is the second year the County has prepared and submitted an Annual Progress Report on the implementation activities of the 2010 General Plan to OPR. The recommended Progress Report for 2012 is included as Exhibit 1. The 2012 Annual Report contains the following information:

1. Introduction
2. Table of Contents
3. Date of presentation/acceptance by the local legislative body (agenda item or resolution)
4. Measures associated with the implementation of the general plan with specific reference to individual element.
5. Housing Element Reporting Requirements – Annual Element Progress Report Housing Element Implementation
6. The degree to which the general plan complies with OPR's General plan Guidelines
7. The date of the last update to the General Plan.
8. Priorities for land use decision - making that have been established by the local legislative body (e.g., passage of moratoria or emergency ordinances).
9. Goals, policies, objective, standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.
10. A list of the status of the General Plan Implementation.

Since the adoption of the 2010 General Plan, a significant number of ordinances, plans and programs have been developed, adopted or are in the process of being vetted with the land use departments/agencies, Land Use Advisory committees, stakeholders and interested citizens, as indicated in the Annual Progress Report for the Monterey County 2010 GPI (**Exhibit 1**). Additionally, staff is conducting public outreach with Land Use Advisory Committees, industry stakeholders and interested citizens.

On June 15, 2010, the Monterey County Housing Element for the period of 2009-2014 was adopted. On August 24, 2010, the State Department of Housing and Community Development (HCD) certified the Housing Element as being in full compliance with State requirements. HCD requires that the County prepare and submit an Annual Progress Report that provides a status for each implementation program contained in the Housing Element. The County has complied with the requirement each year. The recommended Annual Progress Report for the 2009-2014 HEI (**Exhibit 2**) describes activities undertaken during 2012 to further the implementation of the programs, including progress towards meeting the County's Regional Housing Needs Allocation (RHNA).

As indicated in the Progress Report for 2012 the County has made significant progress related to implementing the programs contained in the Housing Element. Of particular importance is progress being made towards meeting the RHNA and addressing very low and special needs housing. Program H-3.c requires that the County ensures that there is an adequate inventory of sites available to accommodate the current RHNA of 1,554 units. The State HCD allowed agencies to count units approved or constructed from 2007 to 2009 in meeting the RHNA, so at the time the Housing Element was adopted in 2010 the County only had a remaining RHNA of 172 units. Since then additional progress has been made, and the current remaining RHNA stands at 92 units. In addition, over the past several years over 175 units of affordable housing (primarily very low and low income housing) have been constructed or are under construction. The County has also exceeded targets related to other programs including addressing foreclosures and special needs housing with the Neighborhood Stabilization Program (NSP).